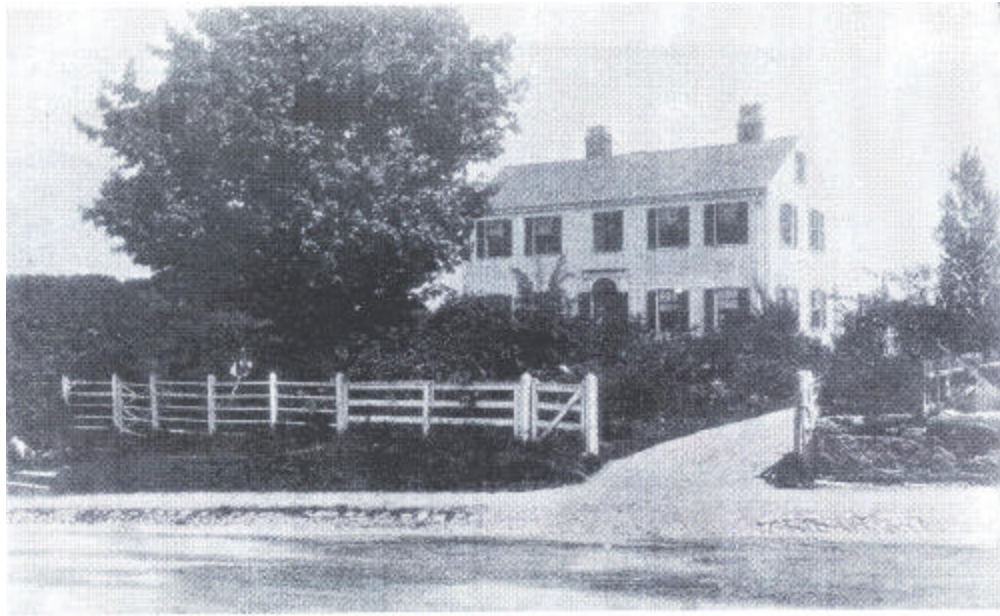


The Lewis-Dawson Farmhouse at the Arnold Arboretum

Study Report



Boston Landmarks Commission
Environment Department
City of Boston

Report on the Potential Designation of

Lewis-Dawson Farmhouse at the Arnold Arboretum
1090 Centre Street, Jamaica Plain

as a Landmark under Chapter 772 of the Acts of 1975, as amended

Approved by: _____
Ellen J. Lipsey, Executive Director Date

Approved by: _____
Susan D. Pranger, Chairman Date

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1.0 LOCATION OF PROPERTY

1.1 Address:

1090 Centre Street, Jamaica Plain, MA

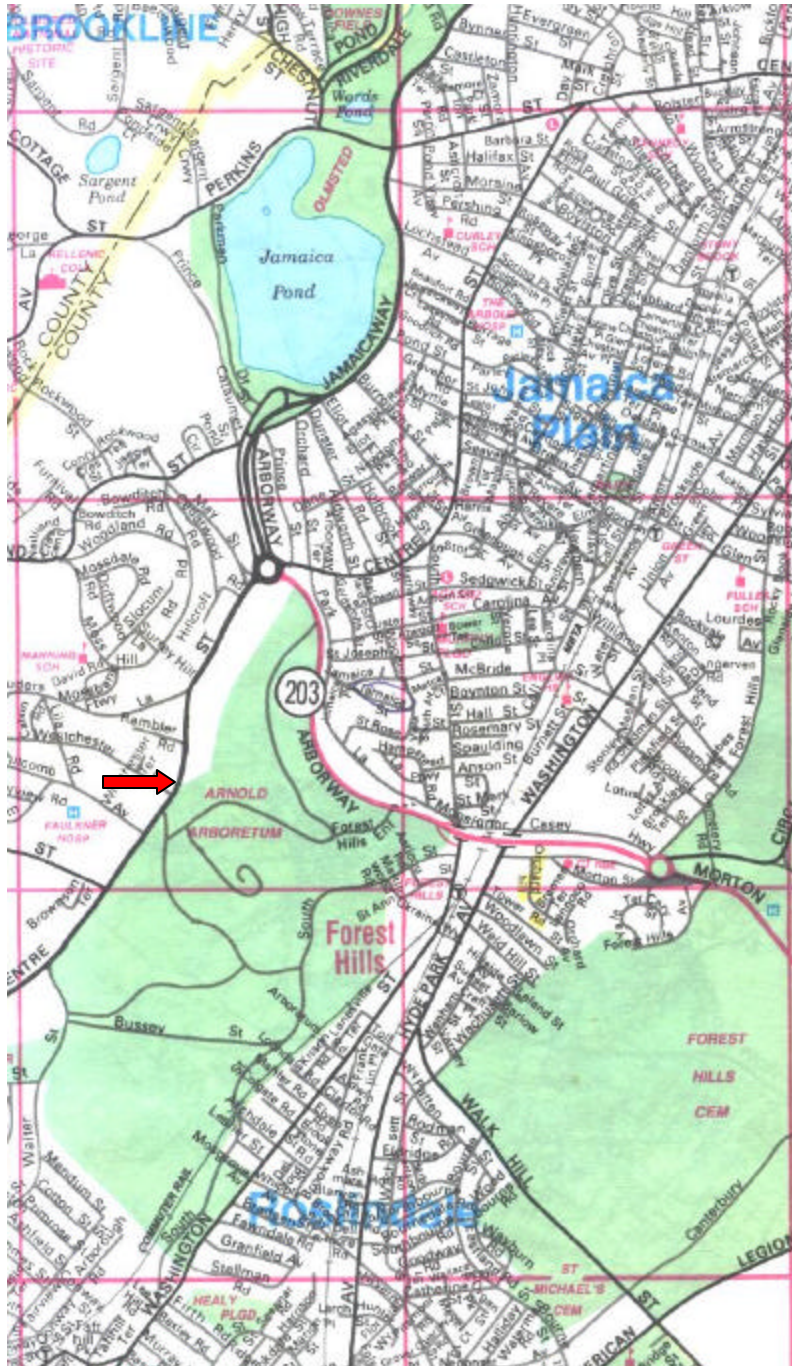
Assessor's parcel number:

Ward 19, Parcel 2802000

1.2 Area in which property is located:

The Lewis-Dawson farmhouse at the Arnold Arboretum is situated on a 5.1 acre parcel on the western edge of the Arboretum, located near the Arboretum's Centre Street gate. In addition to the farmhouse, the parcel contains the Dana Greenhouses and associated nurseries and work areas, a cold storage building, the Larz Anderson Bonsai Collection, and the three-acre Leventritt Shrub and Vine garden. These site features are all located north of the farmhouse at a significantly lower grade and do not visually encroach on the farmhouse. The landmark designation is limited to the footprint of the Lewis-Dawson farmhouse, except as noted in Section 9.9 of the Specific Standards and Criteria.

1.3 Map Showing Location



Map illustrating location of the Lewis-Dawson farmhouse (marked with an arrow) within the context of Jamaica Plain and the Arnold Arboretum.



Information on this Map is
Compiled and Maintained for
Assessing Purposes Only

City of Boston Assessing Department
Ronald W. Rakow, Commissioner

City of Boston's Assessor's map illustrating the 5.1-acre parcel containing the Lewis-Dawson farmhouse (circled) and the Dana Greenhouses within context of the Arnold Arboretum and the immediate neighborhood.

2.0 DESCRIPTION

2.1 Type and Use

The Lewis-Dawson farmhouse at the Arnold Arboretum has served primarily as a single family residence since it was erected ca. 1822. The house originally stood on fourteen acres, and housed Jabez Lewis and his relatives until 1882 when the Adams Nervine Asylum acquired the Lewis property. No record of the use of the house by the Adams Nervine Asylum has been uncovered, but in 1885, the house began its long and most historically significant association with the Arnold Arboretum. At that time the Arboretum entered into a long-term lease of the house and an acre of the adjoining land from the Adams Nervine Asylum; the house served as the home of the Arboretum's first Superintendent and plant propagator, Jackson Thornton Dawson, and the land functioned as the Arboretum's propagating grounds for the next three decades. The Arboretum ended this lease in 1917 following the death of Jackson Dawson, but acquired the house and five acres of the original Lewis property between 1924 and 1927 to protect the Arboretum's boundaries from development on that site. Thereafter, the house served as the residence of Arboretum staff. The house was last occupied in 1993 when it served as temporary office space during the renovation of the Hunnewell Building.¹

2.2 Physical Description

The Lewis-Dawson farmhouse at the Arnold Arboretum sits on a five acre parcel of land at the western boundary of the Arnold Arboretum. The house faces Centre Street (west) and is set back significantly from the road. The backdrop of the Arboretum creates a sympathetic setting for the house which was historically set in a rural landscape. The land slopes down dramatically near the northern side of the house separating the house from the Dana Greenhouses and Arboretum propagation grounds below. The land rises up slightly from Center Street to the house. Four brick stairs set into a small bank lead to the main entry. Presently, a chain link fence surrounds the house. The landscape appears to be minimally tended.

The Lewis-Dawson farmhouse typifies vernacular architecture of the Federal period. Of wood frame construction and wood clapboard siding (now obscured by vinyl siding), the house rises two and a half stories with a shallow side gable roof, extends five bays across and two bays deep, with symmetrically arranged six-over-six, double-hung wood sash windows defining the bays. This arrangement corresponds to the original hall and parlor floor plan with two principal rooms flanking a central stair hall on both stories. The most ornate feature of the house which is otherwise devoid of applied ornament, is the refined central entry which features a semi-circular fanlight above the paneled door and a

¹ Cultural Resources Management Plan, The Arnold Arboretum of Harvard University. Submitted by Harvard University to the BRA and the MHC, January 22, 2007, Section 3, pg. 47.

decorative wood door surround that includes fluted pilasters, a delicately carved wood entablature, and a flat hood. Other significant features of the house include two, interior, red brick chimneys on the southern slope of the roof of the main house, and a one-and-a-half story, gable-roofed rear ell that extends from the north east corner of the main house. The chimneys have lost chimney caps that originally lent them more prominence. The continuity of the granite foundation suggests that the ell was constructed at the same time as the main house, probably for use as a kitchen. The rear ell contains a single room with stairs to the half story above and the basement below.

The secondary elevations of the main house and the elevations of the ell continue the modest expression that characterizes the primary elevation of the house. Four symmetrically arranged, six-over-six, double hung wood windows, two on each story, light the rooms on the northern and southern elevations of the main house. A smaller, six-over-six, double hung wood window, centrally located, lights the attic space in each gable end. The fenestration of the rear (eastern) elevation of the main house is limited to four, six-over-six, double hung wood windows, two on each story, located in the second and third bays from the southeast corner. The windows on the first story are obscured by a screened porch projecting from the southern elevation of the ell. The screened porch also obscures the entrance and two window openings on the first story of the southern elevation of the ell. Three, three-over-three eyebrow windows located above these first story openings light the half-story of this elevation of the ell. The gable (eastern) end of the ell is pierced by three openings: one window slightly off center on the first floor and two full size windows at the half-story level. These windows are all six-over-six, double hung wood sash. The bulkhead entrance to the basement is located at the northern corner of this elevation. The northern elevation of the ell features just one full size, six-over-six window in the first bay from the northeast corner with one eyebrow window above it at the half-story level.

The house rests on a rubble foundation which encloses a full basement below grade. Above grade, the exterior of the foundation wall is granite and supports the wood sills of the exterior walls. An investigation of the structure by Perry and Radford Architects in June of 2004 revealed timber-frame post-and-beam construction with mortise and tenon joinery. This investigation also revealed first floor framing members of heavy timber beams of 8x8 inches and 10x10 inches, heavy timber framing of the exterior walls throughout, and brick infill between the studs of the west and north exterior walls. Perry and Radford Architects also uncovered wood clapboards on the exterior of the building of approximately 4 inch exposure on the front (western) elevation of the house and clapboards of approximately 3 inch exposure on the rear (east) façade of the ell.²

² Perry and Radford Architects. Report on the physical condition of 1090 Centre Street, and significant building code and accessibility issues for proposed renovation of the building and its conversion from single-family residence to office use for Arboretum Buildings and Grounds Staff. June 14, 2004.

Alterations to the building's exterior have been minimal. Two photographs ca. 1900 indicate wood shutters once flanked windows and the main entrance of the principal (west) elevation, and the first and second story windows on northern and southern gable ends of the main house. A ca. 1895 image of the plant nursery shows a partial view of the ell which also indicates the presence of shutters on that portion of the building. In addition to the removal of the shutters, which occurred prior to 1932 judging from a photograph of that year which shows the house without shutters, vinyl siding covers the wood clapboard siding. Photographs of the house in the 1950s indicate simple, wood window heads and sills framed the window openings at that time. These details may still exist under the vinyl siding. Other alterations to the building include the addition of metal storm windows that were applied to the exterior of the original wood sash windows of the main house, a plexiglass panel over the entry fanlight, a storm door at the main entrance, asphalt shingles on the roof, a centrally located skylight on the eastern slope of the roof, a screened porch with a corrugated metal roof added to the southern elevation of the ell, and the removal of a red brick chimney from the northern slope of the roof of the ell.

2.3 Photographs

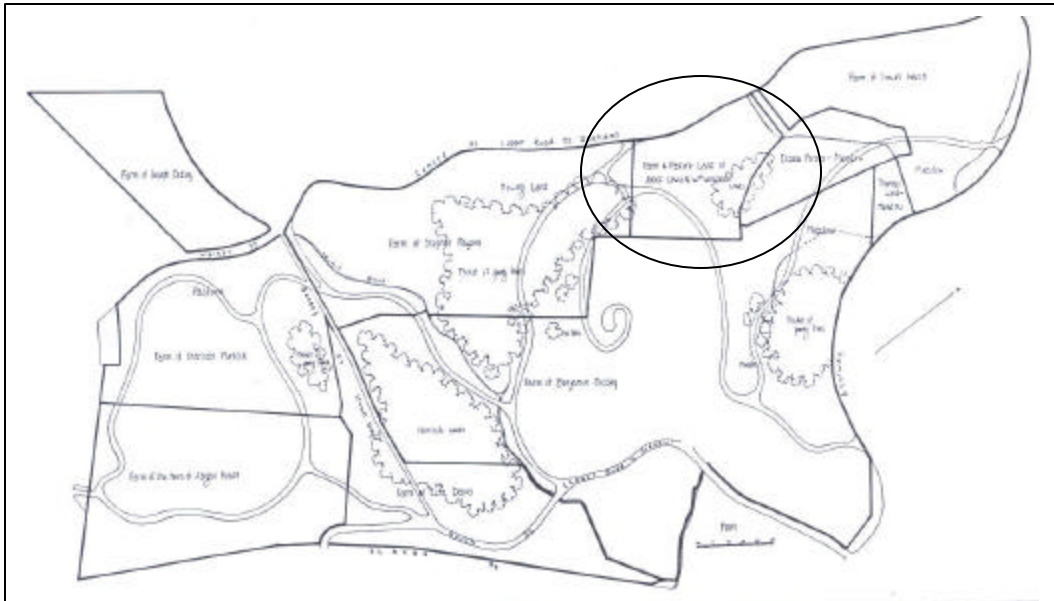
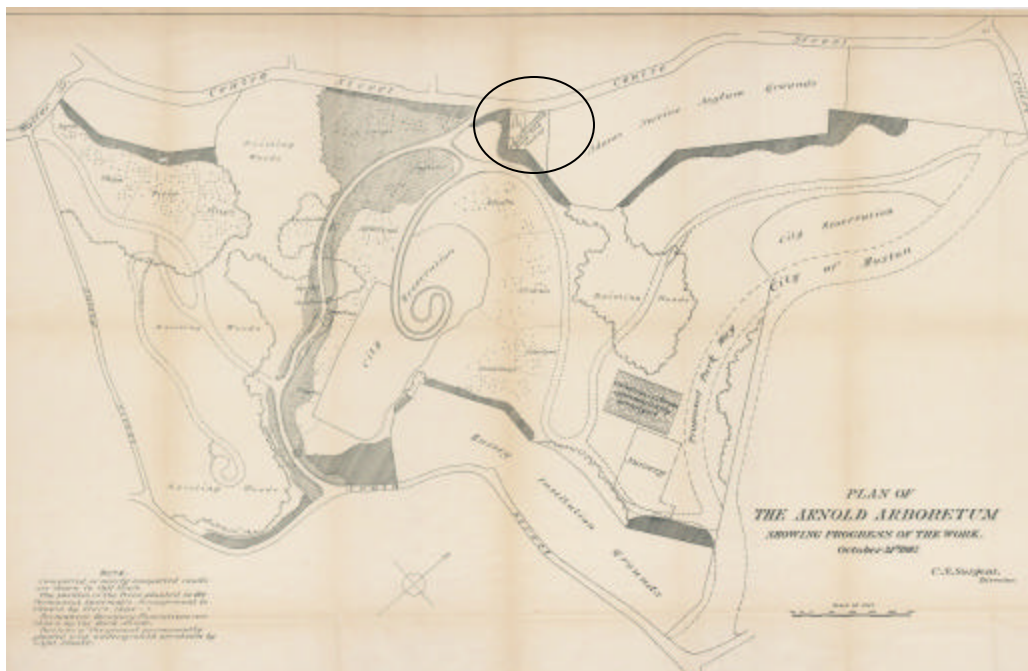
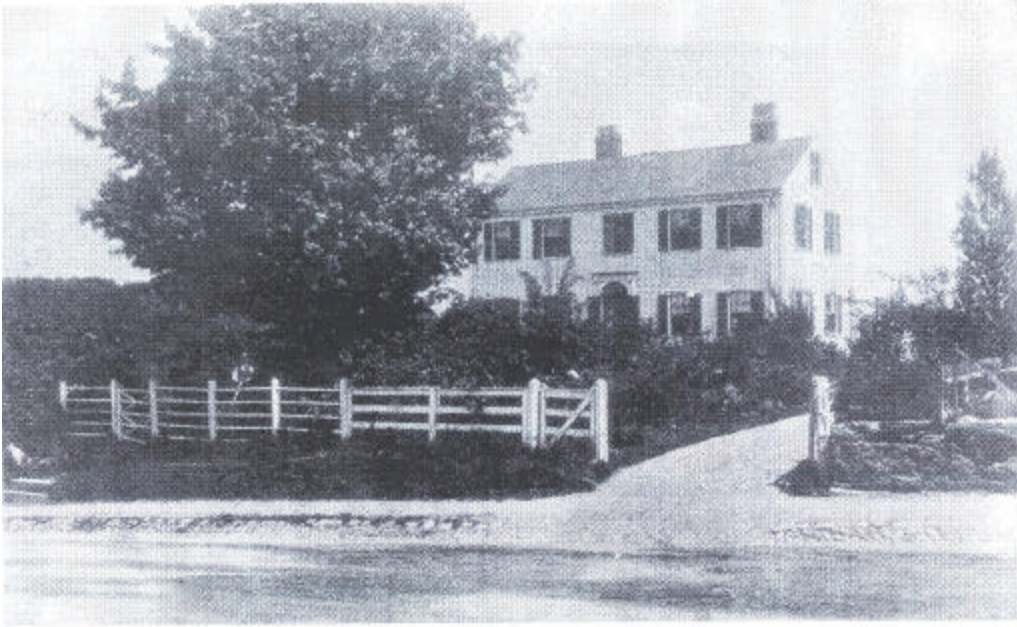


Illustration of property ownership of the future grounds of the Arnold Arboretum ca. 1810. Circled area represents the fourteen acre parcel where Jabez Lewis would build his house ca. 1822. (source: Raup, “Notes on the Early Uses of Land Now in the Arnold Arboretum.”)



Charles Sprague Sargent's, "Plan of the Arnold Arboretum showing progress of the work, October 31st, 1887" as it appeared in the Annual Report to the President and Treasurer of Harvard College, 1886-1887. Circled area illustrates the "Superintendent's house, propagation house, and nursery," formerly Jabez Lewis' house (source: Annual Report to the President and Treasurer of Harvard College, 1886-1887).



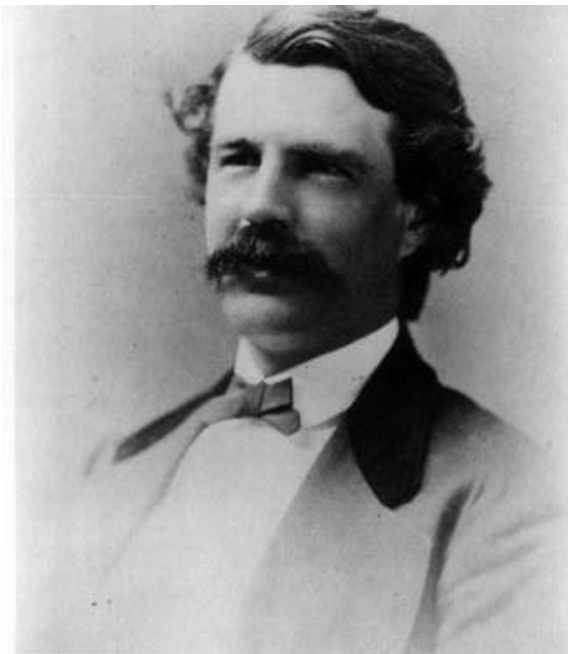
Lewis-Dawson farmhouse at the Arnold Arboretum ca. 1900 when Jackson Dawson lived in the house and raised plants for the Arboretum in the rear nursery yard. (source: Arnold Arboretum archives)



Lewis-Dawson farmhouse at the Arnold Arboretum ca. 1900. Photo taken by Dawson's son, William. (source: Geary and Hutchinson, "Mr. Dawson, Plantsman.")



View from a second story rear window of the Lewis-Dawson farmhouse at the Arnold Arboretum overlooking Dawson's nursery grounds. Photo ca. 1895. (source: Arboretum Archives)



Jackson Thornton Dawson, first Superintendent and plant propagator of the Arnold Arboretum from 1873-1916. (source: Hay, Science in the Pleasure Ground.)



Dawson at work in 1904. (source: Hay, Science in the Pleasure Ground.)



Dawson and family in front of 1090 Centre Street 1901. (source: Geary and Hutchinson. "Mr. Dawson, Plantsman.")



Front (western) elevation of the Lewis-Dawson Farmhouse. (BLC staff photo March 2007).



Western and southern elevations of the Lewis-Dawson Farmhouse. (BLC staff photo March 2007).



View of the southern and eastern elevations of Lewis-Dawson Farmhouse and the rear ell with screen porch addition. (BLC staff photo March 2007).



Screen porch addition to the ell. (BLC staff photo March 2007).



Rear (eastern) elevation of the Lewis-Dawson Farmhouse. (BLC staff photo March 2007).



Northern elevation of the Lewis-Dawson Farmhouse. (BLC staff photo March 2007).

3.0 SIGNIFICANCE

Constructed ca. 1822 by Jabez Lewis, a victualer by trade, the Lewis-Dawson House at the Arnold Arboretum house is significant as one of the least altered Federal period dwellings in form and in setting in Jamaica Plain. The house achieves further significance for its later and most noteworthy association with the Arnold Arboretum. In 1885, the Arnold Arboretum leased the house and a small portion of the former Lewis property from the Adams Nervine Asylum which acquired the house from Lewis' relatives in 1882. For the next three decades this property functioned as an integral part of the nationally prominent Arnold Arboretum, the oldest public arboretum in the United States and the only extant arboretum designed by Frederick Law Olmsted.³ The Lewis dwelling housed the Arboretum's first Superintendent, Jackson Thornton Dawson, who was responsible for the propagation of over a million plants from around the world for the Arnold Arboretum and for distribution among arboreta nationwide. The grounds adjacent to the house were the location of the first greenhouse and nursery for plant propagation for the Arboretum that was independent of the Bussey Institution, which provided the original propagation grounds for the Arboretum. The association of the Lewis property with regionally renowned plant propagator, Jackson Thornton Dawson, and the Arnold Arboretum adds a layer of significance to the one hundred and eighty-five year old farmhouse that elevates it above its notable local significance.

3.1 Historic Significance

Jabez Lewis built the house at 1090 Centre Street at the tail end of a period when Jamaica Plain, a small village within the town of Roxbury, was populated predominantly by farmers and wealthy Bostonians with country estates. The village of Jamaica Plain grew up around Monument Square, originally known as Eliot Square, with scattered farms along Centre Street and in the Stony Brook Valley, in the late seventeenth and early eighteenth centuries. The streets of Jamaica Plain were part of the radial street system spreading outward from Washington Street after that thoroughfare reached the main land from Boston. Centre Street, at the heart of Jamaica Plain, served as the major seventeenth century road to Dedham, and was, in fact, called the Upper Road to Dedham; its circuitous route avoided the high ledges in the central part of Roxbury. By the second half of the eighteenth century, the scenic qualities of the village of Jamaica Plain, and its proximity to downtown Boston, attracted leading citizens of Boston seeking respite from the city. Of the country seats erected by these Bostonians, only the Loring Greenough House of 1760 remains intact.⁴

³ Institutional Master Plan, The Arnold Arboretum of Harvard University. October 2006. Section 1 p. 10.

⁴ A remnant of a large estate erected in 1755 by John Gould for his son-in-law, the Rev. John Troutbeck, an assistant rector for 20 years at King's Chapel, survives at 26 Grovner Road. It was originally located at the western corner of Pond and Centre Streets.

The village of Jamaica Plain remained pastoral through the first decades of the nineteenth century. The Lewis-Dawson farmhouse was erected at this time. The advent of the Boston and Providence Railroad in 1834, however, introduced industrial development to the Stony Brook area of Jamaica Plain as well as new residential development in proximity to the railroad to accommodate a new population of commuters.

Further development of Jamaica Plain was spurred by the separation of the town of West Roxbury from its parent town of Roxbury in 1851. Jamaica Plain was recognized as part of the newly independent town of West Roxbury. Jamaica Plain's Eliot Square became the cultural and political center of West Roxbury, instigating further development for civic and residential purposes in the neighborhood. Additional development followed in the 1870s when West Roxbury was annexed to the City of Boston, and streetcar tracks were laid down Centre Street. The former village of Jamaica Plain then rapidly transformed into a densely developed neighborhood of Boston. Most of the remaining eighteenth century country estates were subdivided for residential development at this time.

Jabez Lewis, a victualer by trade, constructed the house at 1090 Centre Street ca. 1822 on approximately fourteen acres, while Jamaica Plain was still predominantly rural in character. The house's location about a mile southwest of Eliot Square preserved the pastoral setting of this stretch of Centre Street well into the nineteenth century. The land through which this portion of Centre Street traverses has a long history of cultivation that predated Lewis' tenure on the property. Prior to Lewis' ownership of the land, his fourteen acres formed the nucleus of a large farm that extended across both sides of Centre Street that was owned by the Morey family from at least 1708 though 1783.⁵ The fourteen acres of land on the east side of Centre Street on which Lewis later built his house was described as planting land, meadow, and orchard in 1714.⁶

Jabez Lewis' association with the fourteen acres of the Morey farm on which he later built his house was initiated in 1796 when his future father-in-law, Gulliver Winchester, a highly regarded "Gentleman" of Brookline, purchased sixty-two acres of the Morey farm.⁷ Fourteen of the sixty-two acres lay on the east side of Centre Street and the remaining acreage extended across the west side of the road. In 1806, Gulliver Winchester transferred the sixty-two acres in Roxbury to his son, William Winchester, and to Jabez Lewis with the intention that the future brothers-in-law should each hold half of the property.⁸ Lewis married Gulliver Winchester's daughter, Lucretia, in 1807.

⁵ Hugh Raup. "Notes on the Early Uses of Land Now in the Arnold Arboretum." *Bulletin of Popular Information, Series IV, Vol., III, Nos. 9-12*, 1935, p. 46.

⁶ Ibid.

⁷ A Winchester family genealogy identified Gulliver Winchester as an "influential citizen, serving the town in many offices and on committees for raising soldiers and money during the Revolution," see Descendants of John Winchester." *New England Historical Genealogical Register*, 1924, Vol. 78, p.24.

⁸ Norfolk County Deeds. Book 23, Page 237. February 19, 1806.

William Winchester and Jabez Lewis divided the sixty-two acre farm between them shortly after the transfer of the property to them in 1806. Lewis received the fourteen acres east of Centre Street, which at that time included a sheep pasture, slaughter house, barn yard and other buildings. He also received two pieces of land west of Centre Street: a “young orchard,” and an “upper swale.” The title also granted Lewis half of a dwelling house on the west side of Center Street, which suggests that no house existed on the acreage east of Centre Street in 1806. The house on the west side of the road shared by Lewis and Winchester still stands, across from 1090 Center Street at 1085 Centre Street; the house is greatly modified from its eighteenth century appearance.⁹

In 1822, Lewis sold his half of the house at 1085 Centre Street back to William Winchester.¹⁰ Presumably, Lewis built the house at 1090 Centre at this time or shortly before the transfer of title. He had by this time one son, Martin G. Lewis, with his wife, Lucretia. Jabez Lewis died just five years after he built 1090 Centre Street at the age of fifty-one.¹¹

Martin G. Lewis, who is described in census records both as a butcher and a provisions dealer, lived in the house at 1090 Centre Street until his death in 1877. He shared the house with his mother, until her death after 1830, and also with Thomas, Bathiah and Annie Glover, from possibly as early as 1830, until his death.¹² The relationship between Lewis and the Glovers is unclear, though Bathiah Glover and Martin Lewis may have been first cousins.¹³ Thomas Glover, Bathiah’s husband, was a farmer, probably working on the property at 1090 Centre Street. Martin Lewis willed the house and a little over an acre of land to Bathiah and Annie Glover with gratitude for having cared for him for many years; he divided the remainder of the land among his cousins from the Winchester and Lewis families.¹⁴ The newly established Adams Nervine Asylum located on the abutting land north of the former Lewis property purchased the land bequeathed by Martin Lewis to his cousins in 1882.¹⁵

The Arnold Arboretum and the Jabez Lewis house

Shortly after its purchase by the Adams Nervine Asylum in 1882, the Lewis house assumed an association with the Arnold Arboretum that elevates the historic

⁹ Norfolk County Deeds. Book 27, Page 125. April 24, 1806.

¹⁰ Norfolk County Deeds. Book 69, Page 16. September 13, 1822.

¹¹ Lewis died of a “complaint of the heart.” Massachusetts Vital Records to 1850. Database of the New England Historic Genealogical Society. www.newenglandancestors.org

¹² Thomas Glover appears in the 1830 census between William Winchester and Martin Lewis.

¹³ Bathiah’s maiden name was Foster, which was the married name of Lucretia (Winchester) Lewis’ older sister, Anna (Winchester) Foster. Anna (Winchester) Foster was divorced and died in 1828. Bathiah may have been Anna’s daughter (Bathiah named her own daughter with Thomas Glover, Annie).

¹⁴ Thomas Glover predeceased Martin Lewis in 1867, and Bathia Glover predeceased Martin Lewis in 1876. The terms of Lewis’ will granted the inheritance to the sole survivor if Bathiah or Annie predeceased Lewis, thus the property passed to Annie Glover.

¹⁵ Suffolk County Deeds: Book 1582, Page 421, December 9, 1882; Book 1583, Page 75, December 23, 1882; Book 1583, Page 77, December 23, 1882.

significance of the building above that which it achieves for its contribution to the historic agricultural landscape of Jamaica Plain. In 1885, the Arboretum arranged a long-term lease of the Lewis house and an acre of adjoining land from the Adams Nervine Asylum. The house and property served as the home of the first Superintendent and plant propagator of the Arboretum, Jackson Thornton Dawson, and as the propagation grounds for the Arboretum for thirty years.

The confluence of two bequests to Harvard College in the mid-nineteenth century led to the establishment of the Arnold Arboretum 1872. The land for the Arboretum, which abutted the Lewis property to the east, was bequeathed by Benjamin Bussey, a wealthy merchant and amateur farmer, in 1842. “Woodland Hill,” as Bussey’s estate was known, represented an assemblage of farms steadily acquired by Bussey between 1806 and 1837 for his leisurely pursuit of scientific farming and scenic landscape improvements. Bussey’s bequest stipulated that the land should be used for “the creation of an institution for instruction in farming, horticulture, botany and related fields.”¹⁶ The Bussey Institution, established to fulfill this purpose, was erected on Bussey’s grounds nearly thirty years after the bequest, in 1871. The striking Victorian Gothic building formerly located at the northeast corner of the Arboretum lasted a century before a destructive fire required its demolition.

The second bequest that contributed to the establishment of the Arboretum came to Harvard indirectly. James Arnold, a wealthy New Bedford whaling merchant and amateur gardener, bequeathed a large portion of his estate to three trustees to be applied at their discretion to the promotion of agricultural or horticultural improvements generally. Arnold’s trustees determined that the creation of an arboretum through Harvard College in Arnold’s name would be an appropriate use of Arnold’s legacy. They signed an indenture in 1872 with the college establishing an arboretum to contain, “...all the trees, shrubs, and herbaceous plants, either indigenous or exotic, which can be raised in the open air at...West Roxbury...”¹⁷ The Bussey property was selected as the site for the new arboretum as the acreage was larger than what could be utilized by the Bussey Institution, and because use of the land as an arboretum seemed in keeping with the intent of the Bussey bequest. It also prevented Arnold’s bequest from being diminished by the cost associated with purchasing a suitable property.

From its inception, the Arnold Arboretum served as a national prototype for living collections of plants. According to Arnold Arboretum historian, Ida Hay, the Arnold Arboretum was the first successful arboretum open to the public in the United States.¹⁸ The Arboretum’s first Director, Charles Sprague Sargent, earned a reputation as an advocate for a national system of arboreta for the systematic study of trees and plants; he both encouraged and advised in the development of

¹⁶ Ida Hay. Science in the Pleasure Ground: A History of the Arnold Arboretum. (Boston: Northeastern University Press) 1995, p. 37.

¹⁷ Hay, p. 64.

¹⁸ Hay, p. 4.

arboreta across the country. To further this goal, Sargent prioritized the collection and distribution of plants nationally and internationally, extending the reputation and influence of the Arnold Arboretum beyond national borders.

A critical figure in advancing the founding principles of the Arboretum and Sargent's dedication to plant distribution was Jackson Thornton Dawson, the first plant propagator and Superintendent of the Arboretum. It was estimated, in 1980, that approximately 15-20 percent of the living collections currently thriving in the Arboretum are the result of Dawson's labors.¹⁹ Dawson began his career with the Arboretum in 1871 when he was hired as Head Gardener at the Bussey Institution. Shortly after Dawson's arrival, Charles Sprague Sargent was appointed Director of the Harvard Botanic Garden in Cambridge, a position that included a professorship of horticulture at the Bussey Institution. In 1873, Sargent took on the additional role of the first Director of the Arnold Arboretum.²⁰ One of Sargent's first official acts as Director of the Arboretum was to hire Dawson as the first staff member of the Arnold Arboretum.

In 1873, the Arnold Arboretum was little more than an idea and a "worn out farm,"²¹ as Sargent later recalled the Bussey estate. Yet, under Sargent's leadership and Dawson's supervision the tired estate blossomed. Sargent enlisted nationally renowned landscape architect, Frederick Law Olmsted, to design the layout of the Arboretum's grounds, and with Olmsted, lobbied the President of Harvard and elected officials to establish an agreement whereby the City of Boston would weave the Bussey estate into its developing park system and allow Harvard control of the plant collections. Meanwhile, utilizing the greenhouse at the Bussey Institution, Dawson began the work of establishing a nursery for the propagation of plants he collected in the vicinity of Boston. In that first year, Sargent estimated that Dawson had propagated, "several thousand trees and shrubs."²² In a very short time, the plantings Dawson collected and raised for the Arboretum swelled. In 1875, Sargent reported that 165 species of ornamental trees and shrubs and over 100,000 ligneous plants had been raised in the Bussey greenhouses in just nine months.²³

Under Dawson's stewardship plant materials for the Arboretum flourished. In addition to the plants collected locally, Dawson oversaw the cultivation of seeds, grafts, and cuttings sent from the Kew Gardens in England, the Imperial Botanic Garden at St. Petersburg, and numerous nurseries and estates in the United States with whom Sargent had established collegial relationships. Yet due to the lengthy political negotiations between Harvard and City and State officials involved in

¹⁹ Sheila Connor Geary and B. June Hutchinson. "Mr. Dawson, Plantsman." *Arnoldia*. Vol. 40 No. 2, March/April 1980, p. 51.

²⁰ Sargent remained the Director of the Botanic Garden until 1879 and a professor at the Bussey Institution until 1877.

²¹ C.S. Sargent. "The First Fifty Years of the Arnold Arboretum" *Journal of the Arnold Arboretum*. Vol. III, No.3, January 1922, p.130.

²² Annual Report to the President and Treasurer of Harvard College, 1873-1874, p. 79.

²³ Annual Report to the President and Treasurer of Harvard College, 1874-1875, p. 90.

finalizing an agreement about the Bussey estate, no permanent plantings in the Arboretum were initiated before 1886, twelve years after Sargent and Dawson teamed up. Even then, permanent installation of the collections occurred in stages, with the majority of the plantings installed between 1886 and 1895.

By 1886, however, the Arboretum was taking shape. The gradual implementation of Olmsted's design for the grounds allowed for the large-scale, first phase of transplantation of Dawson's carefully tended specimen collections. In the spring of 1886, Sargent and Dawson oversaw the planting of seventy thousand trees and shrubs.²⁴ Another significant advancement at this time was the construction of the Arboretum's own greenhouse and propagation grounds, formally distinguishing the Arboretum from the Bussey Institution. In his report to the President and Trustees of Harvard of 1886, Sargent announced the lease of the Lewis farmhouse from the Trustees of the Adams Nervine Asylum to serve as the residence of Dawson and his family, with an acre of adjoining land to be dedicated to the propagation requirements of the Arboretum.²⁵ Dawson, who had been living with his wife, Minnie, and their seven children above the greenhouse at the Bussey Institution, raised his family in the Lewis farmhouse while cultivating plantings for the Arboretum for the next thirty years, until his death in 1916. Of Dawson and his greenhouse on the old Lewis property, Ernest Henry Wilson, a botanist and plant collector for the Arboretum in the early twentieth century remarked, "This workshop—this tiny greenhouse, is the cradle of the Arnold Arboretum, and Jackson Dawson is, and has been from the commencement, not only nurse, but foster-father also."²⁶

Dawson's reputation for his knowledge and skill in plant propagation extended far beyond the limits of the Arboretum grounds. In addition to Dawson's responsibilities as plant collector and propagator for the Arboretum, was the collection and distribution of seeds among arboreta and institutions, internationally. Under his supervision, nearly 48,000 packets of seeds and more than 450,000 plants were sent all over the world.²⁷ Through this role, Dawson became a well-known figure in horticultural circles. As a member of the Massachusetts Horticultural Society, he served on various committees, lectured, and contributed articles for the Society's publications. Exemplifying Dawson's renown, a historian of the Massachusetts Horticultural Society recollected a crowd gathering around Dawson following one of his lectures, and remarked, "the scene was a master with his disciples."²⁸ Dawson was also an original member, and later President of the Gardener's and Florists' Club of Boston; he served on the Executive Committee of the Society of American Florists; and was a charter member of the Horticultural Club of Boston. In acknowledgement of his

²⁴ Hay, 93.

²⁵ Annual Report to the President and Treasurer of Harvard College, 1885-6, p. 123

²⁶ E.H. Wilson. "Jackson T. Dawson: his work and his workshop." *Horticulture*, vol.23 no. 2, 1916, p.40-41 cited in Geary and Hutchinson, p.60.

²⁷ Hay, 173.

²⁸ A.E. Benson. History of the Massachusetts Horticultural Society. (Boston: The Massachusetts Horticultural Society) 1929, cited in Geary and Hutchinson, p. 63.

contribution to the field of horticulture, Dawson was the second recipient after Sargent of the Gold Medal of the Massachusetts Horticultural Society, awarded to “the man or woman, commercial firm, or institution that has done the most during the year to advance the interest in Horticulture in its broadest sense.”²⁹ Additionally, as a hobby, Dawson practiced rose hybridization, and made significant contributions to a new race of American roses, the ramblers. For these advancements Dawson was awarded nine silver medals from the Massachusetts Horticultural Society.

The death of Jackson Dawson in 1916 marked the end of a significant period in the Arboretum’s history. It is estimated that Dawson raised more than one million plants for the Arboretum.³⁰ Sargent’s annual report to the President and Treasurer of Harvard the year of Dawson’s death summarized Dawson’s profound contributions to the Arboretum:

In August death deprived the Arboretum of the services of Jackson Dawson who from its first days had been its Superintendent. Dawson had a remarkable knowledge of plants and unequalled skill in the ir propagation. A large part of the plants now growing in the Arboretum were raised by him from seeds...All the Chinese and Japanese plants introduced by the Arboretum were raised by him, and the fact that the last sixteen years of his life he raised seedlings of 3367 numbers of American hawthorne shows his industry. Dawson produced here several important hybrid roses, and with more time at his disposal he might have become one of the world’s great breeders. Dawson brought to the Arboretum industry, intelligence, imagination and entire devotion, and much of its success is due to his labors.³¹

Dawson was remembered by others as, “The Walt Whitman of Horticulture,”³² and “one of the world’s greatest gardeners.”³³ The Horticultural Club of Boston raised \$3,000 in subscriptions donated in Dawson’s honor for the establishment of a memorial. The Club transferred the fund to the Trustees of the Massachusetts Horticultural Society which instituted the Jackson Dawson Memorial Medal to be awarded “for skill in the science and practice of hybridization of hardy woody plants.”³⁴

Following Dawson’s death, the Arboretum terminated its lease of the former Lewis property with the Adams Nervine Asylum and transferred the nursery and propagation grounds to a property at the corner of Orchard and Prince streets. However, Sargent recognized the important role the former Lewis property

²⁹ Benson, cited in Greary and Hutchinson, p. 65.

³⁰ Hay, p. 173.

³¹ Annual Report to the President and Treasurer of Harvard College, 1917, p. 207.

³² “A master spirit gone,” *Horticulture*, 1916, Vol. 24, no. 7, p.200, cited in Greary and Hutchinson.

³³ “Famous Gardener Dead,” *The Boston Globe*, Friday, August 4, 1916, cited in Greary and Hutchinson.

³⁴ Benson, cited in Greary and Hutchinson, p. 71.

performed in its relationship to the Arboretum and undertook to acquire a large portion of the property to secure the Arboretum boundaries from development that he feared would mar the character of the landscape. This was accomplished between 1924 and 1927. Among the acquired parcels was the land that included the century-old Lewis-Dawson farmhouse. From accounts of the condition of the house a few years after its purchase, it seems likely that the Adams Nervine Institution was not using the house in the interim. However, Harvard repaired the house and used it as a residence for various Arboretum staff. Ernest J. Palmer, a long-time plant collector for the Arboretum and curator of the Arboretum's herbarium, and his family occupied the house from 1931-1948. The house appears to have remained relatively unchanged since that time. A major addition to the property came in 1961 in the form of the Dana Greenhouses. The greenhouses, which are located north of the house on a former hay meadow, returned the use of the land in the vicinity of the farmhouse to its significant role as the Arboretum's propagation grounds.

3.2 Architectural Significance

Of the three historic structures located within the grounds of the Arnold Arboretum, the Lewis-Dawson farmhouse stands out. It is the oldest of the structures, predating the others by nearly three-quarters of a century. The Hunnewell Building, the second oldest structure in the Arboretum, is located at the main entrance gate off the Arborway. This building was purpose-built for the Arboretum and has served as a museum, visitor's center, administration building, and library. The building was completed in 1892, seven years after the Lewis farmhouse was leased by the Arboretum for Jackson Dawson's residence and the Arboretum's propagation grounds. The third historic structure, a residence located at 163 Walter Street, was constructed in 1921.

In addition to its architectural significance within the Arboretum's grounds, the house achieves local significance as one of the most intact examples of Federal period houses in Jamaica Plain. Buildings of this period were generally constructed between 1780 and 1820 with vernacular examples being built into the 1830s. The architecture of the Federal period reflects a newly independent nation seeking to formalize its stature to the rest of the world. The refined, republican buildings of Classical antiquity were the inspiration for the first buildings of the new republic which served as tangible expressions of the new nation's ideals. Federal period dwellings were commonly expressed very simply as geometric boxes of one or two rooms deep with rigidly symmetrical openings and ornamentation focused on the entry. The facades of the period were usually organized into five, evenly spaced bays with a central entrance. Typical embellishment of the entries includes semi-circular or elliptical fan lights, Classical door surrounds, and decorative hoods. Though a vernacular example of this period of architecture, the Lewis-Dawson farmhouse was constructed with careful attention to detail and composition, especially notable in the door surround. The house projects a level of refinement that reflects the status of those

for whom it was built. Lucretia Lewis was, after all, the daughter of a highly regarded “Gentleman,” and her brother and husband were substantial landholders in the neighborhood.

Of the twelve Federal period dwellings that have been identified in the Jamaica Plain, the Lewis-Dawson farmhouse is one of the least altered in form and in setting.³⁵ The only notable exterior alterations have been the addition of vinyl siding, the removal of exterior shutters, the removal of the ell chimney, and a screened porch addition to the ell, none of which substantively detract from the architectural form or expression of the house. Additionally, its proximity to the City of Boston-controlled boundaries of the Arboretum has preserved the pastoral setting which originally characterized the context of the house, during both Lewis’ and Dawson’s tenure.

³⁵ The Massachusetts Cultural Resource Information System database (MACRIS) identifies the following properties as being constructed during the Federal period in the Jamaica Plain and Mission Hill/Parker Hill neighborhoods of Boston: 1085 Centre Street (1796), 480 Centre Street (1803), 812-814 Centre Street (1805), 526 Centre Street (1806), 47 Bynner Street (1815), 55 Bynner Street (1815), 33 Bynner Street (1815), 1090 Centre Street (ca.1822), 48 Goldsmith Road (1830), 1011 Centre Street (1830), 991 Centre Street (1830), 50 Eliot Street (1830). <http://mhc-macris.net/index.htm>

3.3 Relationship to Criteria for Landmark Designation

The Lewis-Dawson farmhouse at the Arnold Arboretum meets the criteria for Landmark designation found in section four of Chapter 772 of the Acts of 1975 as amended, under the following criteria:

- A. ***Inclusion in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966.*** The Lewis-Dawson farmhouse at the Arnold Arboretum was listed on the National Register of Historic Places as part of the Arnold Arboretum in 1966. It was also designated as a National Historic Landmark as part of the Arnold Arboretum in 1966.
- C. ***Structures, sites, objects man-made or natural, associated significantly with the lives of outstanding historic personages.*** Procured by the Arnold Arboretum for propagation grounds and to house its first Superintendent, Jackson Thornton Dawson, whose efforts in plant propagation on site profoundly influenced the success of the Arboretum in its formative years, the Lewis-Dawson farmhouse at the Arnold Arboretum achieves significance for its association with Dawson and the Arnold Arboretum.
- D. ***Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study or a period style ,or method of construction...***
As the oldest structure located in the Arnold Arboretum, and as the last vestige of the working farms of the Federal Period that predated the Arboretum on the current Arboretum grounds, the Lewis-Dawson farmhouse at the Arnold Arboretum achieves architectural significance.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston Assessor's records, the property at 1090 Centre Street has a total assessed value of \$2,562,500.00 with the land valued at \$2,562,500.00 and the buildings valued at \$0.00.

4.2 Current Ownership

According to the City of Boston Assessor's records, the property located at 1090 Centre Street is owned by Harvard College President and Fellows.

5.0 PLANNING CONTEXT

5.1 Background

The property which includes the Lewis-Dawson farmhouse at the Arnold Arboretum has a complex relationship to the Arboretum. A portion of the land, which includes the house, has functioned as a part of the Arnold Arboretum since 1885 when Harvard entered into a long-term lease with the Adams Nervine Asylum for the house and an acre of adjoining land to house their Superintendent and serve as the Arboretum's propagation grounds. Harvard relinquished its formal relationship to this land from 1916-1924. Between 1924 and 1927, however, Harvard gradually acquired the current acreage (approximately 5 acres) that now contains the farmhouse, the Dana Greenhouse and associated nurseries and work areas, a cold storage building, the Larz Anderson Bonsai Collection, and the three-acre Leventritt Shrub and Vine garden. This land does not fall under the lease agreements executed between Harvard and the City of Boston in 1882, 1895, and 1996. However, the parcel does lie within the boundaries of the National Register and National Historic Landmark designations for the Arnold Arboretum, and within the Arboretum grounds as defined in the 2006 Institutional Master Plan (IMP) and 2007 Cultural Resources Management Plan (CRMP) for the Arnold Arboretum.

5.2 Current Planning Issues

The Lewis-Dawson farmhouse at the Arnold Arboretum has been vacant since 1993. It was last occupied as temporary office space while the Hunnewell building was undergoing renovation. Since that time the building has been studied for re-use. In 2004, Harvard engaged the architectural firm of Perry and Radford, Architects, to assess the physical condition of the house and to prepare a summary of the significant building code and accessibility issues which would be involved in a renovation of the building and its conversion from a single-family residence to office use for Arboretum Buildings and Grounds staff. The report identified areas of the building in need of replacement, reinforcement, and repair and outlined recommendations for its renovation. It reported that relatively few Building Code requirements would significantly impact a renovation of the building for office use. and that it appeared that the framing can support the minimum loads required by the Building Code for such use. The report also noted that deterioration of the first floor framing would pose challenges in relocating the structure.

Harvard University submitted an Institutional Master Plan Notification Form (IMPNF) to the BRA and the MHC in March of 2004. The IMPNF called for construction of three new facilities, one of which was an 18,000 square foot Horticultural Support Facility for maintenance functions and horticultural propagation on the parcel containing the Lewis-Dawson farmhouse. This

proposal called for the demolition of the house and a one-story storage building. The comment letter from the Massachusetts Historical Commission (MHC) on the IMPNF of 2004 stressed, “The Arnold Arboretum is an internationally recognized historic, scientific, and cultural asset...” and urged that Harvard University complete a Cultural Resource Master Plan (CRMP). The MHC specifically mentioned that the CRMP should provide explicit recommendations for the care and maintenance of the Lewis-Dawson house at 1090 Centre Street.³⁶

The ten-year IMP submitted by Harvard University to the BRA in October of 2006 reflected revised plans, as it did not propose the Horticultural Support Facility previously identified for the site of the Lewis-Dawson house. No changes were proposed to existing buildings on the Arboretum grounds within the term of the IMP. The IMP specifically addressed the Lewis-Dawson farmhouse by noting, “Regarding the vacant house at 1090 Centre Street, since the future use of the property has not been determined, the CRMP recommends that the house be protected in a manner consistent with the mothballing measures identified in Preservation Brief 36: Protecting Cultural Landscape.”³⁷ The IMP also reported that as of August 2006, the Arboretum had completed measures to stabilize the structure and to prevent deterioration.³⁸ Regarding the initially proposed Horticultural Support Facility, the IMP states, “...the Arboretum anticipates a long-term need to consolidate and improve the maintenance and horticulture support functions of the Arboretum. The Arboretum presently does not have a suitable site for this, and there is no specific project contemplated at this time. For operational efficiencies and safety, a central location within the grounds would be ideal.”³⁹

A CRMP for the Arnold Arboretum was submitted to the BRA and the MHC in January of 2007. The report identifies the Lewis-Dawson farmhouse as a character-defining feature of the Arboretum,⁴⁰ and recommends mothballing the building, “in a manner consistent with the measures identified in Preservation Brief 36: Mothballing Historic Structures.” Specific measures recommended were, “securing the building from illegal entry and vandalism; securing the exterior envelope from rain and moisture penetration; providing adequate ventilation in the building interior; controlling pests and rodents; managing exterior vegetation to prevent damage to the exterior envelope; and regular monitoring of the building security and condition.”⁴¹

³⁶ Letter from the MHC to the BRA submitted in response to the Institutional Master Plan Notification Form: The Arnold Arboretum of Harvard University. April 4, 2006.

³⁷ IMP, Section 7, p. 10.

³⁸ IMP, Section 7, p. 10.

³⁹ Ibid, Section 4, p. 9.

⁴⁰ Cultural Resources Management Plan, The Arnold Arboretum of Harvard University. Submitted by Harvard University to the BRA and the MHC, January 22, 2007, Table 3-1.

⁴¹ Ibid., Section 6, p. 6.

5.3 Current Zoning

According to Article 55 of the Boston Zoning Code, the Lewis-Dawson Farmhouse is located within the Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict. The land designated in the Jamaica Plain Neighborhood District as the Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict is governed by the terms of certain orders of taking by the Board of Park Commissioners of the City of Boston, by certain agreements between the City of Boston and President and Fellows of Harvard College (including but not limited to certain Indentures), and by rules and regulations issued by the City of Boston Parks Commission with respect to such land.

Within the Arnold Arboretum Botanical/Zoological Garden Open Space Subdistrict, no land or structure shall be erected, used, or arranged or designed to be used, in whole or in part, except in accordance with all such takings, agreements, rules, and regulations, as they may be amended from time to time, with respect to such land or structure, and no structure shall be erected, used, or arranged or designed to be used, in whole or in part, except as approved by the City of Boston Parks Commission, or any successor thereto, in accordance with such takings, agreements, rules, and regulations.⁴²

⁴² Article 55, Jamaica Plain Neighborhood District, Boston Zoning Code, 1993.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission:

A. Individual Landmark Designation

The Lewis-Dawson farmhouse at the Arnold Arboretum is a contributing property to the Arnold Arboretum National Register and National Historic Landmark designations. The house meets the criteria and definition of a Landmark according to Chapter 772 of the Acts of 1975 for its association with the Arboretum, specifically with Jackson Thornton Dawson, the Arboretum's first Superintendent and plant propagator for 40 years. Designation shall correspond to the footprint of the Lewis-Dawson farmhouse, except as noted in Section 9.9 of the Specific Standards and Criteria, located at 1090 Centre Street, Jamaica Plain, and shall address the following exterior elements, hereinafter referred to as the "Specified Exterior Features:"

- All exterior features of the building.

B. Denial of Individual Landmark Designation

The Commission retains the option of not designating any or all of the Specified Exterior Features as a Landmark.

C. Preservation Restriction

The Commission could recommend the owner consider a preservation restriction for any or all of the Specified Exterior Features.

D. Preservation Plan

The Commission could recommend development and implementation of a preservation plan for the property.

E. National Register of Historic Places

The building is already listed on the National Register of Historic Places as a contributing property to the Arnold Arboretum.

6.2 Impact of Alternatives:

A. Individual Landmark Designation

Landmark Designation represents the city's highest honor and is therefore restricted to cultural resources of outstanding architectural and/or historical significance. Landmark designation under Chapter 772 would require review of physical changes to the Specified Exterior Features of the property, in accordance with the standards and criteria adopted as part of the designation.

B. Denial of Individual Landmark Designation

Without Landmark designation, the City would be unable to offer protection to the Specified Exterior Features, or extend guidance to the owner under chapter 772.

C. Preservation Restriction

Chapter 666 of the M.G.L. Acts of 1969 allows individuals to protect the architectural integrity of their property via a preservation restriction. A restriction may be donated to or purchased by any governmental body or non-profit organization capable of acquiring interests in land and strongly associated with historic preservation. These agreements are recorded instruments (normally deeds) that run with the land for a specific term or in perpetuity, thereby binding not only the owner who conveyed the restriction, but also subsequent owners. Restrictions typically govern alterations to exterior features and maintenance of the appearance and condition of the property.

D. Preservation Plan

A preservation plan allows an owner to work with interested parties to investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development. It does not carry regulatory oversight.

E. National Register

National Register listing provides an honorary designation and limited protection from federal, federally-licensed or federally-assisted activities. It creates incentives for preservation, notably the federal investment tax credits and grants through the Massachusetts Preservation Projects Fund from the Massachusetts Historical Commission. National Register listing provides listing on the State Register affording parallel protection for projects with state involvement and also the availability of state tax credits. Tax credits are not available to owners who demolish portions of historic properties.

7.0 RECOMMENDATIONS

For its associations with the nationally significant Arnold Arboretum, specifically with its first Superintendent, Jackson Thornton Dawson, whose efforts in plant propagation on site profoundly influenced the success of the Arboretum in its formative years, and as the oldest structure located in the Arnold Arboretum, notably the last vestige of the working farms of the Federal Period that predated the Arboretum on the current Arboretum grounds, the Lewis-Dawson farmhouse at the Arnold Arboretum achieves significance above the local level. Therefore, the staff of the Boston Landmarks Commission recommends that the Lewis-Dawson farmhouse at the Arnold Arboretum as described in Section 6.1A, be designated a Landmark under Chapter 772 of the Acts of 1975, as amended. The boundaries shall correspond to the footprint of the house, except as noted in Section 9.9 of the Specific Standards and Criteria, at 1090 Centre Street, Jamaica Plain, ward 19, parcel 2802000.

8.0 GENERAL STANDARDS AND CRITERIA

8.1 Introduction

Per sections, 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are: Building code conformance and safety requirements; Changes necessitated by the introduction of modern mechanical and electrical systems; Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property. In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features. The treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer should follow them in order to ensure a successful project that is sensitive to the historic landmark.

- ◆ **Identify, Retain, and Preserve** the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- ◆ **Protect and Maintain** the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
- ◆ **Repair** the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention as possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in kind of extremely deteriorated or missing parts of features. Replacements should be based on surviving prototypes.
- ◆ **Replacement** of entire character defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible the commission will consider the use of compatible substitute material. The commission does not recommend removal and replacement with new material a feature that could be repaired.
- ◆ **Missing Historic Features** should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character defining features. The new design should match the scale, size, and material of the historic feature.
- ◆ **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.

Finally, the Standards and Criteria have been divided into two levels:

- ◆ **Section 8.3** - Those general ones that are common to all landmark designations (building exteriors, building interiors, landscape features and archeological sites).
- ◆ **Section 9.0** - Those specific ones that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

8.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the landmark. In order to provide some guidance for the landmark owner, manager or developer and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized into:

A. Routine activities which are not subject to review by the Commission:

1. Activities associated with routine maintenance, including such items as: Housekeeping, pruning, fertilizing, mulching, etc.
2. Routine activities associated with seasonal installations which do not result in any permanent alterations or attached fixtures.

B. Activities which may be determined by the Executive Director to be eligible for a Certificate of Exemption:

1. Ordinary maintenance and repair involving no change in design, material, color and outward appearance, including such items as: Major cleaning programs (including chemical surface cleaning), repainting, planting or removal of limited number of trees or shrubs, major vegetation management.
2. In-kind replacement or repair.

C. Activities requiring Landmarks Commission review:

Any reconstruction, restoration, replacement, alteration or demolition (This includes but is not limited to surface treatments, fixtures and ornaments) such as: New construction of any type; removal of existing features or element; any alteration involving change in design, material color, location or outward appearance; major planting or removal of trees or shrubs, changes in landforms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Executive Director shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal

boards and commissions such as the Boston Redevelopment Authority, the Massachusetts Historical Commission and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, joint meetings will be arranged.

8.3 General Standards and Criteria

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general, this will minimize alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. (The term **'later contributing features'** shall be used to convey this concept.)
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of features that define the historic character of the property is necessary, it should be based on physical or documentary evidence of original or later contributing features.
5. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Surface cleaning shall use **the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.**

11. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.

12. Significant archeological resources affected by a project shall be protected and preserved.

The General Standards and Criteria has been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of State Michael Joseph Connolly, Chairman.

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9.0 EXTERIORS - SPECIFIC STANDARDS AND CRITERIA

Lewis-Dawson Farmhouse at the Arnold Arboretum, 1090 Centre Street, Jamaica Plain.

Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the Lewis-Dawson Farmhouse at the Arnold Arboretum, including its exterior form, its mass, and its richness of detail.
4. The standards and criteria acknowledge that there may be changes to the exterior of the building and are intended to make the changes sensitive to the architectural character of the building.
5. The property will be studied to determine if a later addition(s) and/or alteration(s) can, or should, be removed.
6. Since it is not possible to provide one general guideline, the following factors that will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
 - a. Compatibility with the original property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition/alteration.
 - d. Functional usefulness.
7. All exterior features of the Lewis-Dawson Farmhouse at the Arnold Arboretum are subject to the terms of the exterior guidelines herein stated.
8. The property owner shall undertake all necessary precautions to prevent demolition of the Lewis-Dawson Farmhouse at the Arnold Arboretum by neglect of necessary maintenance and repairs, or either. Demolition by neglect of a Landmark is enforceable by the Boston Landmarks Commission, as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.
9. Items under Commission review include but are not limited to the following exterior walls, windows, entrances/doors, roof, roof projections, additions, exterior lighting, landscape, accessibility, and archaeology.

9.2 Exterior Walls

A. General

1. No new openings shall be allowed.
2. No original existing openings shall be filled or changed in size.
3. No exposed conduit shall be allowed on any elevation.
4. Original or later contributing projections shall not be removed.
5. The Boston Landmarks Commission recommends that work proposed to the materials outlined in sections B, and C be executed with the guidance of a professional building materials conservator.
6. The removal of vinyl siding is encouraged.

B. Masonry (Brick, Stone, Mortar)

1. All original or later contributing masonry features shall be preserved including the granite foundation wall and brick chimneys.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.
7. Deteriorated mortar shall be carefully removed by hand-raking the joints.

8. Use of mechanical saws and hammers shall not be allowed.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, **the mildest method possible** shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

C. Wood

1. All wood features shall be preserved, including window details and sash door surrounds, doors, and clapboards. Returning wood shutters to the windows and front entry according to historic documentation is encouraged.
2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching,

piecing-in, consolidating or reinforcing the wood using recognized preservation methods.

3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible**.
7. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible**.
9. **Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods shall not be permitted.** Doing so changes the visual quality of the wood and accelerates deterioration.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.3 Windows

Refer to Sections 9.2 B and C regarding treatment of materials and features.

1. All windows, including frames, sash, muntins, glazing, sills, and heads shall be preserved.
2. The original window design and arrangement of window openings shall be retained.

3. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
4. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
5. Original or later contributing window elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
6. Deteriorated or missing window elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
7. When replacement is necessary, it should be based on physical or documentary evidence.
8. Aluminum, vinyl, metal clad or vinyl clad replacement sash shall not be allowed.
9. Simulated muntins, including snap-in, surface-applied, or between-glass grids shall not be allowed.
10. Tinted or reflective-coated glass (i.e.: low "e") shall not be allowed.
11. Metal or vinyl panning of the wood frame and molding shall not be allowed.
12. Only clear single-paned glass shall be allowed in multi-light windows since insulating glass in multi-light windows will exaggerate the width of the muntins.
13. Exterior combination storm windows may be allowed provided the installation has a minimal visual impact. However, use of interior storm windows is encouraged.
14. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
15. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.

16. Clear or mill finished aluminum frames shall not be allowed.
17. Exterior storm windows shall not be allowed for arched windows, leaded glass, faceted frames, or bent(curved) glass.
18. New replacement blinds(shutters) shall be wood-constructed; match the height and one half the width of the window opening; and be secured with proper hardware, including pintles and dogs.
19. Window frames and sashes should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.4 Entrances/Doors

Refer to Sections 9.2 B and C regarding treatment of materials and features; and Sections 9.8 and 9.10 for additional Standards and Criteria that may apply.

1. All original or later contributing entrance elements shall be preserved, including the main entry door surround, main entry fan light, paneled door, and stoop. Removal of the main entry storm door and plexiglass panel is encouraged.
2. The original entrance design and arrangement of door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Only paneled doors of appropriate design, material and assembly shall be allowed.
10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.
11. In general, storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed storm doors shall be painted to match the color of the primary door.
12. Unfinished aluminum storm doors shall not be allowed.
13. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
14. Light fixtures shall not be affixed to the face of the building.
15. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

9.5 Roofs

Refer to Section 9.2 B and C regarding treatment of materials and features; and Sections 9.6 and 9.7 for additional Standards and Criteria that may apply.

1. The gable shape of the roof of the main house and of the ell as well as the two redbrick chimneys of the main house shall be preserved. Restoration of the chimney caps is encouraged.
2. Original or later contributing roofing materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper, wood, or painted metal, or match the original material.
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.
- 9.. New skylights may be allowed on the eastern (rear) slope of the roof of the main house or on the ell if they have a flat profile or have a traditional mullion shape. In addition, skylights shall be located so that they are not visible from a public way.

9.6 Roof Projections

(includes Mechanical or Electrical Equipment, Satellite Dishes, Antennas and other Communication Devices)

Refer to Sections 9.5 and 9.7 for additional Standards and Criteria that may apply.

1. Minimal roof projections shall be allowed.
2. The basic criteria which shall govern whether a roof projection can be added to a roof include:
 - a. The preservation of the integrity of the original roof shape.
 - b. Height of the existing building.
 - c. Prominence of the existing roof form.
 - d. Visibility of the proposed roof projection.
3. Minimizing or eliminating the visual impact of the roof projection is the general objective and the following guidelines shall be followed:
 - a. Location shall be selected where the roof projection is not visible from the street or adjacent buildings; setbacks shall be utilized.
 - b. Overall height or other dimensions shall be kept to a point where the roof projection is not seen from the street or adjacent buildings.

- c. Exterior treatment shall related to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.

9.7 Additions

Refer to Sections 9.5, 9.6 and 9.9 for additional Standards and Criteria that may apply.

1. An exterior addition should only be considered after it has been determined that the existing building cannot meet the new space requirements. Additions can significantly alter the historic appearance of the building.
2. New additions shall be designed so that the character defining features of the building are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are differentiated from the existing building thus, they should not necessarily be imitative of an earlier style or period.
4. New additions shall be located at the rear or on an inconspicuous elevation.
5. New additions shall be of a size, scale and of materials that are in harmony with the historic building.
6. No additions to the height of the building shall be allowed.

9.8 Exterior Lighting

Refer to Sections 9.9 for additional Standards and Criteria that may apply.

1. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piecing-in or reinforcing the lighting fixture using recognized preservation methods.
2. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
3. Supplementary illumination may be added where appropriate to the current use of the building.

4. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a. Accurate representation of the original period, based on physical or documentary evidence.
 - b. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - c. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
 - d. The new exterior lighting location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
9. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.
10. No exposed conduit shall be allowed.

9.9 Landscape/Building Site

Refer to Sections 9.2 B and C regarding treatment of materials and features. Refer to Sections 9.7, 9.8, 9.10 and 9.11 for additional Standards and Criteria that may apply.

1. The designation is restricted to the footprint of the house and does not extend to the landscape. However, while moving the house on site may be considered, the house's proximity to the Arnold Arboretum and its relationship to the five acre parcel on which it stands are integral components of its significance. Therefore, the house shall not be moved off-site.
2. The general intent is to preserve the pastoral quality of the setting of the Lewis-Dawson Farmhouse. Therefore paving and/or additional buildings shall not be permitted within 100 feet of the house.

9.10 Accessibility

Refer to Sections 9.2 A, B, and C, regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.7, 9.8 and 9.9 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and required level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
2. Because of the complex nature of accessibility the commission will review proposals on a case by case bases. The commission recommends consulting with the following document which is available from the commission office:

U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; **Preservation Brief 32 "Making Historic Properties Accessible"** by Thomas C. Jester and Sharon C. Park, AIA.

9.11 Archeology

Refer to Sections 9.2 B and C regarding treatment of materials. Refer to Section 9.9 for additional Standards and Criteria that may apply.

1. Disturbance of the terrain around the building or site shall be kept to a minimum so as not to disturb any unknown archeological materials
2. The building site should be surveyed for potential archeological sites prior to the beginning of any construction project.
3. Known archeological sites shall be protected during any construction project.
4. All planning, any necessary site investigation, or data recovery shall be conducted by a professional archeologist.

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